

Unrestricted Report

ITEM NO: 5

Application No.
12/00026/FUL
Site Address:

Ward: Warfield Harvest Ride
Date Registered: 23 January 2012
Target Decision Date: 19 March 2012
**19 Yorkshire Place Warfield Bracknell Berkshire
RG42 3XE**

Proposal: **Increase of roof and chimney height by 1m to provide accommodation at second floor level, installation of rooflight windows in the front and rear roofslope and 2 no. dormer windows, one to front and one to the rear elevation of the garage roof.**

Applicant: Mr Tim Holland
Agent: (There is no agent for this application)
Case Officer: Nick Kirby, 01344 352000
environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1 **RELEVANT PLANNING HISTORY** (If Any)

None

2 **RELEVANT PLANNING POLICIES**

Key to abbreviations

<i>BFBCS</i>	<i>Core Strategy Development Plan Document</i>
<i>BFBLP</i>	<i>Bracknell Forest Borough Local Plan</i>
<i>RMLP</i>	<i>Replacement Minerals Local Plan</i>
<i>WLP</i>	<i>Waste Local Plan for Berkshire</i>
<i>SPG</i>	<i>Supplementary Planning Guidance</i>
<i>SPD</i>	<i>Supplementary Planning Document</i>
<i>PPG (No.)</i>	<i>Planning Policy Guidance (Published by DCLG)</i>
<i>PPS (No.)</i>	<i>Planning Policy Statement (Published by DCLG)</i>
<i>MPG</i>	<i>Minerals Planning Guidance</i>
<i>DCLG</i>	<i>Department for Communities and Local Government</i>
<i>SEP</i>	<i>South East Plan</i>

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBCS	CS7	Design
SEP	CC6	Sustainable Communities and Character of Environment

3 **CONSULTATIONS**

(Comments may be abbreviated)

Warfield Parish Council

Recommend refusal for reasons below;

1. By reason of its size and mass the proposed extension would be out of keeping with the design and character of the existing dwelling and would have an adverse impact on the appearance of the property and the visual amenity of the area.
2. The addition of dormer windows would be detrimental to the visual amenities of the street scene.

4 **REPRESENTATIONS**

None received to date

5 **OFFICER REPORT**

This application is reported to the Planning Committee at the request of Councillor Thompson due to concern that the proposed dormer window may have an adverse impact on the character of the Yorkshire Place.

i) PROPOSAL

The proposal involves the increase of the dwelling's roof and chimney height by 1m to provide accommodation at second floor level, installation of rooflight windows in the front and rear roofslope and 2 no. dormer windows, one to front and one to the rear

elevation of the garage roof. The living accommodation at second floor level would provide an additional bedroom and home office.

ii) SITE

The site is a large two storey, gable fronted dwelling with an attached double garage to the side. The site has a front garden which is landscaped and a driveway in front of the double garage. Yorkshire Place is a residential road characterised by similar large detached residential dwellings. The site forms part of a row of 5 dwellings visible from Yorkshire Place and the site level is sloped, decreasing from east to west.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site lies within the area defined as settlement on the Bracknell Forest Borough proposals map (Feb. 2008) and is therefore acceptable in principle, subject to no adverse impact on the amenity of the neighbours, occupiers, character of the area, highway safety etc.

(2) Transport considerations

The proposal increases the number of bedrooms in the dwelling from 4 to 5 plus home office and playroom which could potentially be used as bedrooms. The maximum number of parking spaces required for a residential dwelling is 3, for dwelling with 4 or more bedrooms. Given that the dwelling has 4 bedrooms as existing, it creates no additional parking demand in accordance with the Bracknell Forest Parking Standards Supplementary Planning Document (SPD).

(3) Impact on character and appearance of the area

Yorkshire Place has a residential character with large detached dwellings arranged around a small 'T shaped' cul-de-sac. Many of the dwellings are of similar design with a gable projection in the front elevation and the dwelling has an attached double garage to the side. No. 19 is clearly visible in the streetscene sited opposite the turning head in the road. It is viewed as part of a row of 5 dwellings from Yorkshire Place.

The proposed increase of the dwelling's roof height by 1m, the addition of 2 velux windows in the front roofslope of the dwelling and a dormer window in the front roofslope of the garage roof will be visible in the streetscene. The proposed increase in roof height will be similar in appearance to no. 20 Yorkshire Place, the adjacent neighbour who extended its roof height by 1m under application 04/00434/FUL.

The roof height of no. 18 Yorkshire would be lower than the application property however this will not appear discordant as the slope of Yorkshire Place means it is would appear lower anyway as a result of topography. Furthermore this design approach to raising the dwelling's roof height has been established in Yorkshire Place. In the determination of the appeal of application 08/00187/FUL at 15 Yorkshire Place for a similar extension, the Inspector said 'I see no reason to conclude that it would be out of keeping in the streetscene'.

The rooflights proposed in the front roofslope will have a minimal impact on the external appearance of the dwelling. It is also noted there are many other rooflights evident in the streetscene at present.

The dormer itself measures 2.2m wide and 2m high including its roof pitch which does not extend above the overall roof height of the garage. The size of the existing roof is substantial measuring 5.3m wide x 2.8m high. Therefore while it does not appear that dormers feature prominently within Yorkshire Place, the garage roof is large enough to accommodate the proposed dormer and it is not considered that such a development would appear overly prominent in the streetscene. Furthermore the applicant has provided information to suggest a number of similar examples of dormer windows in the roofs of double garages are evident in the surrounding area. Specifically developments mentioned include: 3, 6 and 7 Oxfordshire Place, 37 Lincolnshire Gardens and 12 and 6 Kent Folly.

(4) Effect on the amenity of neighbouring residential property

As no.19 has a similar building line to the two neighbouring properties at no.18 and 20, it is not considered that the roof enlargement or the dormers would result in any loss of light to the front or rear facing windows at the neighbouring properties. Furthermore the rear dormer would not create greater overlooking than existing first floor windows. There are no side facing windows at no. 20 that would be affected in terms of daylight. Although there is a window in the side elevation of no.18 at first floor level, this appears to be an obscure glazed bathroom window it is not considered that any loss of light to this window would be unacceptable.

The additional front facing windows would face towards the side elevation of No .21 Yorkshire Place. Although there is a window in this elevation at first floor level, this appears to be an obscure glazed bathroom window so is not considered that any loss of privacy would occur. As the rear of the site bounds a cycle track, the rear elevation of no.19 is approximately 24m away from the nearest rear boundary and 42m from the rear elevation of the nearest dwellings at Walsh Avenue. It is therefore not considered that the additional rear facing windows would result in any unacceptable overlooking of the properties to the rear.

iii) CONCLUSIONS

Given the existing streetscene and the slope in site levels, it is not considered that the proposed increase in roof height would be out of keeping with the existing streetscene. Furthermore it is not considered that the additional bulk of the dormer window would result in a disproportionate addition to the property that would appear incongruous in the streetscene. It is not considered that the proposed development would result in a detrimental effect on the amenities of the residents of the neighbouring properties.

6 RECOMMENDATION

The application is recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23/01/12:

Site Location Plan, Block Plan, proposed first floor plan, proposed north elevation, proposed south elevation, proposed east elevation, proposed west elevation, Aerial view of the loft conversion
Amended Proposed second floor plan received by the Local Planning Authority on 30/03/12

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east and west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area, the amenity of

neighbouring residents or highway safety. The planning application is therefore approved.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk